

INVITATION TO BID

TOWN OF MARLOW

TOWN OWNED PROPERTY SALE

The Town of Marlow is offering properties for sale, by sealed bid, which properties have been acquired by the Town by tax deed, through the tax collection process. The Town will be conveying the properties by deed without covenants. Bidders are urged to consult with their attorney and have a title search performed on the property before submitting bids.

TERM OF THE SALE

A minimum bid as listed for each parcel sold, (if bid is accepted), by wire transfer, will be required at the time of the bid. The balance must be paid within thirty (30) days by cash or bank check. See further details below under "Bids."

INFORMATION PACKETS

Information packets covering all of the parcels to be auctioned will be available at the Selectmen's office at 167 NH Route 123, Marlow, NH 03456. The packets will also be available on the Town's website www.marlownh.gov.

BIDS

Sealed bids will be accepted until 3:30pm, local time, on January 19, 2016. Bids received after this time will not be accepted. All bids must be submitted using the offer form in the Information packet, must be signed by the bidder and must be submitted to the Selectmen's office at 167 NH Route 123, Marlow, NH 03456 during regular business hours or mailed to the office at this address. Bids submitted by electronic means (fax, telephone or e-mail) will not be accepted. Envelopes MUST have Map and Lot numbers on the outside of the envelope. For multiple bids please either use individual envelopes or put individual envelopes in a larger envelope. The bids will be opened and publicly read aloud at the Select Board meeting on January 19 at 7:00 p.m. The Board of Selectmen reserves the right to reject any and all bids, to accept any bid, and to waive any informality or irregularity upon bids received.

All bids must be unconditional. For instance, bids conditional upon obtaining financing will not be accepted. The submission of a bid will constitute an incontrovertible representation by bidder that: (1) the bidder is satisfied with the state of the title; (2) the bid is not conditional upon obtaining financing and that the bidder has funds readily available to pay the balance of the purchase price; (3) the bidding documents are sufficient to convey an understanding of all of the terms and conditions with respect to acquisition of the property; and (4) that the bidder is ready, able and willing to close within ten (10) days from the bid opening.

All bids must be accompanied by a bank or cashier's check payable to the Town of Marlow in the amount of One Thousand Dollars (\$1000.00) as security for the bid. The bid security (the "Deposit") shall be refunded to all unsuccessful bidders within thirty (30) days after the opening of bids. The bid

Deposit of the successful bidder will be retained until the bid (offer to purchase) has been accepted by the Town and applied against the bid price at closing.

All bids shall remain open and in effect for a period of thirty (30) days, and the Town reserves the right to accept or reject any and all bids for a period of thirty (30) days following the bid opening.

The Town reserves the right to reject any and all bids including, without limitation, non-conforming, non-responsive, or conditional bids. The Town further reserves the right to reject the bid of any bidder whom it finds, after reasonable inquiry and evaluation, not to be responsible.

The buyer is responsible for all seller and buyer legal fees and costs related to the closing transaction. The closing shall take place within thirty (30) days from the bid opening, time being of the essence, at the Town Hall or such other place as may be agreed upon. At closing the Town will deliver a deed without covenants to the successful bidder or his or her nominee, in proper form for recording, with the same description as contained in the deed to the Town. In addition to the amount of the bid, the successful bidder will be required to pay any New Hampshire Real Estate Transfer Taxes and the cost of recording the deed in the Cheshire County Registry of Deeds, including the \$25.00 LCHIP surcharge. The successful bidder shall be required to deliver the balance of the purchase price by wire transfer to the Town's attorneys prior to the time and date of closing, to hold in escrow pending recording of the deed and disbursement of sales proceeds to the Town. Wiring instructions will be furnished to the successful bidder. FAILURE TO MAKE FULL PAYMENT WITHIN THIRTY (30) DAYS: The failure on the part of the bidder to close and make full payment within THIRTY days from the bid opening will make the bid offer null and void, and result in the forfeiture of the Deposit. In the event that the original bidder's sale becomes null and void the property will be offered to the next highest bidder with payment in full due within 30 days of the offer.

PARCELS TO BE SOLD BY SEALED BID

1. **Map 405-006:** This 11 acre parcel is located on Route 10 North and is in the R10 Zone.

Map & Lot	Assessed Value	Percentage	Minimum Bid Value
405-006	36,600	50	18,300

BID
(Offer to Purchase)

The undersigned hereby irrevocably and unconditionally offers to buy from the Town of Marlow real estate shown on Tax Map 405 Lot 006 of the Marlow Tax maps, (the "Property").

The Property will be conveyed by the Town of Marlow by deed without covenants, in accordance with the description attached to the Bid Invitation.

The bid (offer) is \$_____

Less bid deposit paid herewith \$1000.00

Remaining Funds required by the bid instructions to be wired to the office of Bradley & Faulkner, P.C. prior to date of closing.

If this is the successful bid, the bid deposit shall be credited by the Town of Marlow at closing toward the purchase price. If the successful bidder defaults, the amount of the bid deposit shall become the property of the Town of Marlow as reasonable liquidated damages.

Bidder's signature

Bidder's name (please print)

Bidder's address

Bidder's email address

Bidder's phone number

Bidder's fax number

005517

Exempt

2000 JUN 14 AM 8:47

REC'D CHESHIRE COUNTY
REGISTER OF DEEDS
EVELYN S. HUBAL

COLLECTOR'S DEED

*Somer Quattlebaum Co.,
Maine Tax Coll*

TO

Town of Madawaskany

**CHESHIRE COUNTY
NEW HAMPSHIRE**

Records

Received, JUN 14 2000, 2000

Recorded, Lib. 1753 Fol. 608

Examined

Evelyn S. Hubal Register.

*Chg - Town
+ Rev.*

Chg 10.33

8:47A

BK 1753 PG 0608

Know All Men By These Presents
(Tax Deed)

That I, David L. Stewart, tax collector of the Town of Marlow, in the County of Cheshire and State of New Hampshire, for the year 1997 (*tax year*), by the authority in me vested by the laws of the State, and in consideration of *Three Thousand, Five Hundred, Ninety-Eight Dollars and Fourteen Cents (\$3,598.14)* to me paid by the Town of Marlow, located at 167 NH RT 123, Marlow, NH 03456 do hereby sell and convey to the said Town of Marlow successors/heirs and assigns a certain tract or parcel of land situated in the Town of Marlow, NH, aforesaid, to have and to hold with the appurtenances forever, taxed by the Assessing Officials in 1997 (*tax year*) to *James & Jacky Ayotte*, located at *PO Box 313, 1185 NH RT 10, Marlow, NH - 03456*, and described and designated in the Invoice Books as:

000069 L/O Route 10 North - Marlow, NH
Acreage: 11.000
Map 405 Lot 006

Meaning and intending to describe and convey the same premises conveyed to *James & Jacky Ayotte* by deed of *Edward H. Bryce & Lillian M. Bryce* dated *April 15th, 1999* and recorded in the Cheshire County Registry of Deeds in Book *1596*, Page *0470*. *1997 RTS*

This deed is the result of the tax lien execution held at Tax Collectors Office in the Town of Marlow, New Hampshire on the *12th* day of *June, 1998 (lien year)*, and I hereby covenant with the said Town of Marlow that in making this conveyance, I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in the manner aforesaid.

In Witness Whereof, I have hereunto set my hand and seal, the *13th* day of *June*, in the year of our Lord *Two Thousand*.

David L. Stewart / Tax Collector

State of New Hampshire, Cheshire ss. *June 13th, 2000*

Personally appearing David L. Stewart above named and acknowledged the foregoing instrument to be his voluntary act and deed. Before me

Justice of the Peace / Notary Public

JANICE K. FEUER
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
My commission expires May 14, 2002

Acc + H803

Abstract

1

STATE OF NEW HAMPSHIRE

Apr 17, '97

DEPARTMENT
OF
REVENUE
ADMINISTRATION

XX THOUSAND XX HUNDRED AND 80 DOLLARS

7 1797 247311 \$ 80

NO. DATE 7-79.

RECEIVED

REAL ESTATE
TRANSFER TAX

STATE OF MISSISSIPPI

MISSISSIPPI AUDITOR GENERAL

10/01/1979

BK 1596Pg0471

Being part of the premises conveyed to the within Grantors by deed of
Eugene W. Harders, Jr., recorded in Volume 965, Page 248 of the Cheshire
County Registry of Deeds.

Town of Marlow

EXEMPT PROPERTY ASSESSMENT RECORD

Date Printed: 12/18/2015

Assessment Year: 2015

Map & Lot: 405-006-000

Location: ROUTE 10 NORTH

Parcel ID: 69

Card: 1 of 1

Owner Information				Current Assessment Summary				Parcel Data					
TOWN OF MARLOW PO BOX 184 MARLOW, NH 03456				NICU Acres	11.0000			Neighborhood	RESIDENTIAL R10		Electric		
				CU Acres				Property Class	Exempt		Water		
				Total Acres	11.0000			Prime Use	Exempt: Town		Waste		
				Living Area Sq. Ft.				Zone	Residential		P/U Year		
Sale History				Assessed Values				Topography	High		Rolling		
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$36,600			Road Surface	Paved			
					Current Use				Special District				
					Total Land	\$36,600							
					Improvements								
					Total Assessment	\$36,600							
					Total Market Value	\$36,600							
Notes													
Assessed Land Valuation								Visit History					
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By			
Homesite Vacant	1.000			18,000			\$18,000	12/22/11	Land Only	MHN			
Rear Acres	9.000			18,500			\$18,500						
Excess Waste	1.000			100			\$100						
							\$36,600						
Assessment History													
Date	Land	Curr. Use	Improvements	Total									
11/02/15	36,600			36,600									
11/24/10	34,100			34,100									
11/08/05	41,100			41,100									
Current Use								Building Permits					
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value	Date	Type	Number	Status

Map/Lot #: 405-006-000

Location: ROUTE 10 NORTH

Owner: TOWN OF MARLOW

Card: 1 Of 1

General Information			Building Computation		
Prop. Class			Base Value		\$0
Building Style			Size Adj. Factor		0.00
Year Built	0		Building Adj.		\$0
Effective Year	0		Grade Adj. Factor		0.00
Grade/Quality			Extra Features		\$0
Condition			Replacement Cost		\$0
# of Rooms	0		Influences/Obsolescence		
#of Bedrooms	0		Depreciation %		0
Color			Functional Obs %		0
Foundation			External Infl. %		0
Framing			% Unfinished		0
Insulation			Depreciated Value		0
Roof Type			Location Adj.		
Roof Material			Building Value		\$0
Exterior Siding			Plumbing Fixtures		
Flooring			# 2-Fixture Baths		0
Interior Walls			# 3-Fixture Baths		0
Heating Fuel			# 4-Fixture Baths		0
Heating Type			# 5-Fixture Baths		0
Cooling Type			# Extra Fixtures		0
			# Kitchen Sinks		0
			# Hot Water		0

Building Adjustments			Extra Features		
Description	#/sf	Amount	Description	#/sf	Amount

Building Segments							Outbuildings									
Segment	Area		Rate / Sq. Ft.	% Unf.	Base Value		Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr. %	FO %	% Unf.	Value
	Sketch	Living Effective														

Total Building Segments:

000

Main Building:

\$0

Outbuildings:

\$0

Total Buildings on Card:

\$0

